Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 46608

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/05 09:40 3 pgs
Fees:18.00 Taxes:377.03
20050902-0105477

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Darrin B. Stinson 224 Shawn Drive Nashville, Tennessee 37211	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 133-11-197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$101,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Seay , unmarried Betty L. Seay unamrried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darrin B. Stinson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 183 on the Plan of Valley View Meadows Section Three, of record in Book 3700, Page 93, Register's Office for said County.

SAID Lot No. 183 fronts 80.0 feet on the northerly margin of Shawn Drive and extends back 129.56 feet on the easterly line and 134.65 feet on the westerly line to a deadline in the rear, measuring 90.25 feet thereon.

BEING the same property conveyed to John T. Seay, unmarried and John W. Seay and wife, Betty L. Seay, all as joint tenants with right of survivorship by deed of from Jeffrey G. Smith dated the 30th day of July, 1993 and recorded on August 10th, 1993of record in Book 9042, Page 539 Register's Office for Davidson County, Tennessee. The said John W. Seay has since died leaving Betty L. Seay and John T. Seay as the surviving joint tenants.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 93, said Register's Office, which Plan shows a 30 foot minimum building setback line from Shawn Drive and a 10 foot easement for public utility purposes and drainage purposes along the rear line of said lot; A 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; Avigation Easement and Contract to the Metropolitan Nashville Airport Authority of record in Book 9042, Page 535 said Register's Office; Restrictions contained in instruments of record in Book 3673, Page 439, Book 3770, Page 214, Book 4065, Page 227, and Book 4082, Page 106, said Register's Office.

This instrument is executed on behalf of John T. Seay and Betty L. Seay by Paul Busdiecker as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 224 Shawn Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2005 .

John T. Seay by Paul Busdiecker Atty-in-fact — Betty L. Seay by Paul Busdiecker

John T. Seay by Paul Busdiecker, Atty-in-Fact **Betty L. Seay by Paul Busdiecker**

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $101,900.00

Affiant

Sworn and subscribed before me this 31st day of August, 2005

My Commission Expires:

KRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Paul Busdiecker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of John T. Seay and Betty L. Seay, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: John T. Seay , unmarried Betty L. Seay

TO: Darrin B. Stinson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Paul Busdiecker, Affiant

Sworn to and subscribed before me this

31st day of August, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007